

LYNCHBURG PLANNING COMMISSION

February 26, 2014

4:00 p.m. Conference Room, Second Floor, City Hall

Lynchburg Planning Commission Public Participation Policy at Public Hearings:

1. The presentation by the Petitioner's representative(s) will be a maximum of ten (10) minutes. If it would be difficult to fully explain a complex proposal orally within the time limit, it is recommended that the petitioner submit in advance to the Planning Division staff written information that can be mailed to the Commission members.
2. Comments from a speaker representing an opposition group will be a maximum of ten (10) minutes.
3. Subsequent individual citizens wishing to speak will be allowed a maximum of three (3) minutes each.
4. At the end of the public hearing, each side will be allowed a maximum of three (3) minutes for final comments.
5. The Commission would prefer not to hear speakers whose comments are repetitive or are irrelevant to the petition at hand, but will recognize the number of people present in support or in opposition to the petition.
6. When the public hearing comments are completed for an item, the Chair will declare that the hearing is closed. The Commission will then go into a business session on that item, during which the public may remain present but will not be allowed to speak.
7. The Commission Chair will firmly and fairly enforce the above rules.

Other Agenda Items

The Commission agenda will frequently contain items which are not listed as public hearings. Such non-public hearing items include proposed subdivision plats, public street dedications, and street names. Public comments on such items are generally not encouraged. However, the Commission may at its discretion allow citizens to speak according to the rules listed above.

1. Approval of the January 22, 2014, and February 12, 2014 minutes
2. Public Hearings:
 - a. Petition of Rosedale Farm LLC and Bella Rose Plantation LLC to rezone approximately seventy and eighty-six thousandths (70.086) acres at 1220 and 1600 Graves Mill Road from R-1, Low Density, Single-Family Residential District, and B-5C, General Business District (Conditional) to B-3C, Community Business District (Conditional), and for a conditional use permit to allow the construction of a Cluster Commercial Development (CCD) and to allow for the existing historic property and buildings at 1220 Graves Mill Road to be used as art studios, shops, and an outdoor reception venue. Lynchburg City Council will consider approving the reception venue as a compatible use with B-3, Community Business District. The CCD includes 170,000 square feet of commercial space, 59 townhouses, 110 condominiums, 100 apartments, and a system of trails, parks and open space.
3. New/Old Business:
 - a. Petition of American Property Management Corporation to rezone approximately sixteen and six tenths (16.6) acres at 200 and 218 Timbrook Place from R-1, Low Density, Single-Family Residential District to R-4C, Medium-High Density, Multi-Family Residential District (Conditional) to allow the construction of a one hundred ninety-two (192)-unit apartment complex and associated parking.
4. Next Regular Meeting Date – March 12, 2014